

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: HULL  
Local Government Number: 84G804

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HULL URBAN RENEWAL	84008	3
HULL AREA 2 URBAN RENEWAL	84022	1
HULL AREA 3 URBAN RENEWAL	84023	1
HULL AREA 1 URBAN RENEWAL	84035	1
HULL AREA 5 URBAN RENEWAL	84037	2
HULL AREA 4 URBAN RENEWAL REV	84058	1
HULL AREA 6 URBAN RENEWAL	84062	1

**TIF Debt Outstanding:** 7,839,881

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI	
	795,273	91,411	
TIF Revenue:	1,168,239		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,168,239</b>		
Rebate Expenditures:	583,000		
Non-Rebate Expenditures:	618,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,201,000</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI	
	762,512	119,196	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 5,876,369

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL  
 UR Area Number: 84008

UR Area Creation Date: 10/1989

UR Area Purpose: The plan is intended to stabilize, revitalize and improve the community by encouraging development, providing the opportunity for creating a vital, dynamic and competitive economic development area for persons of Hull, Sioux Cnty and the surrounding region.

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM	84098	84099	19,250,362
HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM	84371	84372	0
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM	84375	84376	1,893,906

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,728,990	19,292,150	1,312,660	0	-20,372	28,313,428	0	28,313,428
Taxable	0	4,307,631	17,362,935	1,181,394	0	-20,372	22,831,588	0	22,831,588
Homestead Credits									60

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**446,139**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 624,295  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 624,295**

Rebate Expenditures: 112,500  
 Non-Rebate Expenditures: 437,785  
 Returned to County Treasurer: 0  
**Total Expenditures: 550,285**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**520,149**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For HULL URBAN RENEWAL

### 2011 REFUNDING

Description:	Refunding two street related projects to get a better interest rate
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2011 AQUATIC CENTER

Description:	Aquatic center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### 2011 STREET

Description:	Overlay on Brown & RR Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2010 HIDC AGREEMENT

Description:	Payments to Hull Industrial Development Corp. for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2012 L&C WELL

Description:	Well Expense
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2013 STREET

Description:	Cement Streets from gravel(3 diff. areas)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2014 HIDC COMMERCE AGREE

Description:	Payments to HIDC for Commerce ID park
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Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## 2016 WATER CONSTRUCTION

Description:	Water line expansion
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## 2016 COMMUNITY BLD MISC

Description:	Community Building Gym Renovations
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

## 2016 STREET MISC

Description:	Misc Street work and legal expenses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL URBAN RENEWAL

### 2011 REF. G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,000
Interest:	85
Total:	7,085
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2016

### 2011 AQUATIC G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,032,500
Interest:	311,400
Total:	1,343,900
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2031

### 2011 STREET G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,000
Interest:	180
Total:	15,180
Annual Appropriation?:	No
Date Incurred:	09/26/2011
FY of Last Payment:	2016

### 2010 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	No
Date Incurred:	12/23/2010
FY of Last Payment:	2015

### 2012 L&C WELL

Debt/Obligation Type:	Other Debt
Principal:	164,291
Interest:	8,060
Total:	172,351
Annual Appropriation?:	No
Date Incurred:	08/27/2012
FY of Last Payment:	2018

## 2013 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	276,500
Interest:	13,436
Total:	289,936
Annual Appropriation?:	No
Date Incurred:	08/26/2013
FY of Last Payment:	2023

## 2014 HIDC COMMERCE AGREE.

Debt/Obligation Type:	Rebates
Principal:	1,267,500
Interest:	0
Total:	1,267,500
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2024

## 2016 WATER CONSTRUCTION

Debt/Obligation Type:	Other Debt
Principal:	166,734
Interest:	0
Total:	166,734
Annual Appropriation?:	No
Date Incurred:	08/15/2015
FY of Last Payment:	2016

## 2016 COMMUNITY BLD MISC

Debt/Obligation Type:	Other Debt
Principal:	22,421
Interest:	0
Total:	22,421
Annual Appropriation?:	No
Date Incurred:	07/13/2015
FY of Last Payment:	2016

## 2016 STREET MISC

Debt/Obligation Type:	Other Debt
Principal:	34,231
Interest:	0
Total:	34,231
Annual Appropriation?:	No
Date Incurred:	04/30/2016
FY of Last Payment:	2016

## Non-Rebates For HULL URBAN RENEWAL

TIF Expenditure Amount:	7,085
Tied To Debt:	2011 REF. G.O. BONDS
Tied To Project:	2011 REFUNDING
TIF Expenditure Amount:	84,920
Tied To Debt:	2011 AQUATIC G.O. BONDS
Tied To Project:	2011 AQUATIC CENTER
TIF Expenditure Amount:	15,180
Tied To Debt:	2011 STREET G.O. BONDS
Tied To Project:	2011 STREET
TIF Expenditure Amount:	33,350
Tied To Debt:	2013 STREET
Tied To Project:	2013 STREET
TIF Expenditure Amount:	73,864
Tied To Debt:	2012 L&C WELL
Tied To Project:	2012 L&C WELL
TIF Expenditure Amount:	166,734
Tied To Debt:	2016 WATER CONSTRUCTION
Tied To Project:	2016 WATER CONSTRUCTION
TIF Expenditure Amount:	22,421
Tied To Debt:	2016 COMMUNITY BLD MISC
Tied To Project:	2016 COMMUNITY BLD MISC
TIF Expenditure Amount:	34,231
Tied To Debt:	2016 STREET MISC
Tied To Project:	2016 STREET MISC

## Rebates For HULL URBAN RENEWAL

### Urban Renewal area along Hwy 18 on west part of city

TIF Expenditure Amount:	80,000
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2010 HIDC AGREEMENT
Tied To Project:	2010 HIDC AGREEMENT
Projected Final FY of Rebate:	2015

### New Ind. Park UR area SW part of City

TIF Expenditure Amount:	32,500
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2014 HIDC COMMERCE AGREE.
Tied To Project:	2014 HIDC COMMERCE AGREE
Projected Final FY of Rebate:	2024



## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM  
 TIF Taxing District Inc. Number: 84099

TIF Taxing District Base Year:	1988	UR Designation	
FY TIF Revenue First Received:	1993	Slum	No
Subject to a Statutory end date?	No	Blighted	07/1994
		Economic Development	07/1994

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,728,990	17,361,790	1,138,680	0	-20,372	26,209,088	0	26,209,088
Taxable	0	4,307,631	15,625,611	1,024,812	0	-20,372	20,937,682	0	20,937,682
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,970,044	19,259,416	19,250,362	9,054	254

FY 2016 TIF Revenue Received: 564,992

## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM  
 TIF Taxing District Inc. Number: 84372

TIF Taxing District Base Year:	2011	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 669

## TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)
Urban Renewal Area:	HULL URBAN RENEWAL (84008)
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM
TIF Taxing District Inc. Number:	84376
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,930,360	173,980	0	0	2,104,340	0	2,104,340
Taxable	0	0	1,737,324	156,582	0	0	1,893,906	0	1,893,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,610	1,893,906	1,893,906	0	0

FY 2016 TIF Revenue Received: 58,634

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## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 2 URBAN RENEWAL  
 UR Area Number: 84022  
 UR Area Creation Date: 02/1995

Determining a area of the City to be a blighted economic developmnt area, and that the rehab, conservation, redevelopmnt, developmnt, or a combination thereof, of such area is necessary in the interest of the p. health, safety /welfare of City residents.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-2/077 INCREM	84186	84187	1,241,910

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	621,670	758,230	0	0	1,379,900	0	1,379,900
Taxable	0	0	559,503	682,407	0	0	1,241,910	0	1,241,910
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **405** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 37,706  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 37,706**

Rebate Expenditures: 38,000  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 38,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **111** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For HULL AREA 2 URBAN RENEWAL

### 2010 HIDC AGREEMENT

Description:	Payments to Hull Industrial Development Corp. for marketing and grants
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL AREA 2 URBAN RENEWAL

### 2010 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	12/14/2009
FY of Last Payment:	2015

## **Rebates For HULL AREA 2 URBAN RENEWAL**

### **Industrial Park UR area between Hwy 18 and Industrial Road**

TIF Expenditure Amount:	38,000
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2010 HIDC AGREEMENT
Tied To Project:	2010 HIDC AGREEMENT
Projected Final FY of Rebate:	2015

## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 2 URBAN RENEWAL (84022)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA-2/077 INCREM  
 TIF Taxing District Inc. Number: 84187  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	02/1995
Economic Development	02/1995

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	621,670	758,230	0	0	1,379,900	0	1,379,900
Taxable	0	0	559,503	682,407	0	0	1,241,910	0	1,241,910
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	36,022	1,241,910	1,241,910	0	0

FY 2016 TIF Revenue Received: 37,706

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## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 3 URBAN RENEWAL  
 UR Area Number: 84023  
 UR Area Creation Date: 02/1995

UR Area Purpose: Determining an area of the City to be a blighted, economic development area, and that the rehab, conservation, redevelopment, development, or combination thereof of such area is necessary in the interest of the p.health, safety & welfare of City residents.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-3/078 INCREM	84188	84189	744,779

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	272,410	658,840	0	0	0	931,250	0	931,250
Taxable	0	151,823	592,956	0	0	0	744,779	0	744,779
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **408** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 22,746  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 22,746**

Rebate Expenditures: 23,000  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 23,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **154** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**



## Projects For HULL AREA 3 URBAN RENEWAL

### 2010 HIDC AGREEMENT

Description:	Payments to Hull Industrial Corp. for marketing and grants
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL AREA 3 URBAN RENEWAL

### 2010 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	23,000
Interest:	0
Total:	23,000
Annual Appropriation?:	No
Date Incurred:	12/14/2009
FY of Last Payment:	2015

## **Rebates For HULL AREA 3 URBAN RENEWAL**

### **Industrial Park UR area between Hwy 18 and Industrial Road**

TIF Expenditure Amount:	23,000
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2010 HIDC AGREEMENT
Tied To Project:	2010 HIDC AGREEMENT
Projected Final FY of Rebate:	2015

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## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 3 URBAN RENEWAL (84023)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA-3/078 INCREM  
 TIF Taxing District Inc. Number: 84189  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	02/1995
Economic Development	02/1995

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	272,410	658,840	0	0	0	931,250	0	931,250
Taxable	0	151,823	592,956	0	0	0	744,779	0	744,779
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,511	744,779	744,779	0	0

FY 2016 TIF Revenue Received: 22,746

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL  
 UR Area Number: 84035  
 UR Area Creation Date: 02/1995

UR Area Purpose: Determining an area of the City to be a blighted and economic development area, and that the rehabilitation conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the City residents.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL/BOYDEN-HULL/UR AREA-1/076 INCREM	84184	84185	512,370

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	569,300	0	0	0	569,300	0	569,300
Taxable	0	0	512,370	0	0	0	512,370	0	512,370
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 228 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 0

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 0

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 228 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL (84035)  
 TIF Taxing District Name: HULL/BOYDEN-HULL/UR AREA-1/076 INCREM  
 TIF Taxing District Inc. Number: 84185  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

UR Designation	
Slum	No
Blighted	02/1995
Economic Development	02/1995

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	569,300	0	0	0	569,300	0	569,300
Taxable	0	0	512,370	0	0	0	512,370	0	512,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,697	512,370	512,370	0	0

FY 2016 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL  
 UR Area Number: 84037  
 UR Area Creation Date: 09/2001

This plan is intended to stabilize, revitalize and improve the community by encouraging new development and providing the opportunity for creating vital, dynamic and competitive housing developments, to maintain and improve the character of the community by developing and increasing affordable housing opportunities in the City of Hull, and strengthening the tax bases.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR-5/073 INCREM	84243	84244	7,370,259
HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM	84379	84380	360,562

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,866,360	33,770	0	0	-27,780	13,872,350	0	13,872,350
Taxable	0	7,728,208	30,393	0	0	-27,780	7,730,821	0	7,730,821
Homestead Credits									56

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**255,475**

**91,411**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 223,784  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 223,784**

Rebate Expenditures: 88,000  
 Non-Rebate Expenditures: 23,025  
 Returned to County Treasurer: 0  
**Total Expenditures: 111,025**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**368,234**

**119,196**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For HULL AREA 5 URBAN RENEWAL

### 2011 REFUNDING

Description:	Refunding two street related projects to get a better interest rate
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2006 HIDC AGREEMENT

Description:	Payments to Hull Industrial Development Corp. to develop and market area
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### 2011 RESIDENTIAL ASPEN

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### 2013 LMI GOLDFINCH APTS

Description:	Payments to Hull Industrial Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### 2016 HULL HOUSING

Description:	Help fix up LMI housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### Aspen Hts. Water

Description:	water line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For HULL AREA 5 URBAN RENEWAL

### 2011 REFUNDING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,025
Interest:	0
Total:	2,025
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2016

### 2006 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/12/2006
FY of Last Payment:	2017

### 2011 RESIDENTIAL ASPEN

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2022

### 2013 LMI GOLDFINCH APTS.

Debt/Obligation Type:	Rebates
Principal:	265,000
Interest:	0
Total:	265,000
Annual Appropriation?:	No
Date Incurred:	08/20/2014
FY of Last Payment:	2020

### 2016 HULL HOUSING

Debt/Obligation Type:	Other Debt
Principal:	1,000
Interest:	0
Total:	1,000
Annual Appropriation?:	No
Date Incurred:	02/01/2016
FY of Last Payment:	2016

**Aspen Hts Water**

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2016

## Non-Rebates For HULL AREA 5 URBAN RENEWAL

TIF Expenditure Amount:	2,025
Tied To Debt:	2011 REFUNDING
Tied To Project:	2011 REFUNDING

TIF Expenditure Amount:	1,000
Tied To Debt:	2016 HULL HOUSING
Tied To Project:	2016 HULL HOUSING

TIF Expenditure Amount:	20,000
Tied To Debt:	Aspen Hts Water
Tied To Project:	Aspen Hts. Water

## **Rebates For HULL AREA 5 URBAN RENEWAL**

### **Residential UR area northeast part of city**

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2006 HIDC AGREEMENT
Tied To Project:	2006 HIDC AGREEMENT
Projected Final FY of Rebate:	2017

### **Residential UR area between 2nd & 3rd Street**

TIF Expenditure Amount:	53,000
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2013 LMI GOLDFINCH APTS.
Tied To Project:	2013 LMI GOLDFINCH APTS
Projected Final FY of Rebate:	2020

### **2011 UR RESIDENTIAL ASPEN**

TIF Expenditure Amount:	35,000
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 RESIDENTIAL ASPEN
Tied To Project:	2011 RESIDENTIAL ASPEN
Projected Final FY of Rebate:	2022

## Income Housing For HULL AREA 5 URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	180,000
Lots for low and moderate income housing:	180,000
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL (84037)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-5/073 INCREM  
 TIF Taxing District Inc. Number: 84244  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,219,420	33,770	0	0	-27,780	13,225,410	0	13,225,410
Taxable	0	7,367,646	30,393	0	0	-27,780	7,370,259	0	7,370,259
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,136,808	7,370,259	7,370,259	0	0

FY 2016 TIF Revenue Received: 213,667

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL (84037)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM  
 TIF Taxing District Inc. Number: 84380  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	646,940	0	0	0	0	646,940	0	646,940
Taxable	0	360,562	0	0	0	0	360,562	0	360,562
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	131,580	360,562	360,562	0	0

FY 2016 TIF Revenue Received: 10,117

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV  
 UR Area Number: 84058  
 UR Area Creation Date: 11/2009

Area designed to provide opportunities, incentives, and sites for new and expanded industrial development. To stimulate through public action and commitment, private investmnet in, to plan for and provide sufficient land, installation of public works and facilities, to provide a more marketable and attractive investment climate, preserve the health,safety welfare for City of Hull.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM	84345	84346	7,169,410

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	40,100	9,666,280	0	0	9,706,380	0	9,706,380
Taxable	0	0	36,090	8,699,652	0	0	8,735,742	0	8,735,742
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **20,645** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 201,160  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 201,160**

Rebate Expenditures: 201,500  
 Non-Rebate Expenditures: 147,190  
 Returned to County Treasurer: 0  
**Total Expenditures: 348,690**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **-126,885** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For HULL AREA 4 URBAN RENEWAL REV

### 2010 HIDC AGREEMENT

Description:	Payments to Hull Industrial Development for marketing and grants
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2014 HIDC COMMERCE AGREE

Description:	Payments to HIDC for Commece ID Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2015 GO UR WATER

Description:	Water capacity
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For HULL AREA 4 URBAN RENEWAL REV

### 2010 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	184,000
Interest:	0
Total:	184,000
Annual Appropriation?:	No
Date Incurred:	12/14/2009
FY of Last Payment:	2016

### 2014 HIDC COMMERCE AGREE

Debt/Obligation Type:	Rebates
Principal:	682,500
Interest:	0
Total:	682,500
Annual Appropriation?:	No
Date Incurred:	11/26/2015
FY of Last Payment:	2024

### 2015 GO UR WATER

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,487,610
Interest:	227,408
Total:	1,715,018
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2027

## Non-Rebates For HULL AREA 4 URBAN RENEWAL REV

TIF Expenditure Amount:	147,190
Tied To Debt:	2015 GO UR WATER
Tied To Project:	2015 GO UR WATER

## **Rebates For HULL AREA 4 URBAN RENEWAL REV**

### **Industrial Park UR area between Hwy 18 and Industrial Road**

TIF Expenditure Amount:	184,000
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2010 HIDC AGREEMENT
Tied To Project:	2010 HIDC AGREEMENT
Projected Final FY of Rebate:	2016

### **New Ind. Park UR are SW part of city**

TIF Expenditure Amount:	17,500
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2014 HIDC COMMERCE AGREE
Tied To Project:	2014 HIDC COMMERCE AGREE
Projected Final FY of Rebate:	2024

# ▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV (84058)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM  
 TIF Taxing District Inc. Number: 84346  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	40,100	9,666,280	0	0	9,706,380	0	9,706,380
Taxable	0	0	36,090	8,699,652	0	0	8,735,742	0	8,735,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,536,970	7,169,410	7,169,410	0	0

FY 2016 TIF Revenue Received: 201,160

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

**Urban Renewal Area Data Collection**

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL  
 UR Area Number: 84062  
  
 UR Area Creation Date: 04/2011  
  
 UR Area Purpose: see attached plan

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM	84363	84364	1,882,071

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,091,190	0	0	0	2,091,190	0	2,091,190
Taxable	0	0	1,882,071	0	0	0	1,882,071	0	1,882,071
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>71,973</b>	<b>0</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	58,548
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>58,548</b>

Rebate Expenditures:	120,000
Non-Rebate Expenditures:	10,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>130,000</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>521</b>	<b>0</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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## Projects For HULL AREA 6 URBAN RENEWAL

### Aspen Heights Water Line

Description:	water line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2011 ASPEN RESIDENTIAL

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HULL AREA 6 URBAN RENEWAL

### Aspen Heights Water line

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2016

### 2011 ASPEN RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	1,200,000
Interest:	0
Total:	1,200,000
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2022

## Non-Rebates For HULL AREA 6 URBAN RENEWAL

TIF Expenditure Amount:	10,000
Tied To Debt:	Aspen Heights Water line
Tied To Project:	Aspen Heights Water Line



## Rebates For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

TIF Expenditure Amount:	120,000
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 ASPEN RESIDENTIAL
Tied To Project:	2011 ASPEN RESIDENTIAL
Projected Final FY of Rebate:	2022

## ♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL (84062)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM  
 TIF Taxing District Inc. Number: 84364  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,091,190	0	0	0	2,091,190	0	2,091,190
Taxable	0	0	1,882,071	0	0	0	1,882,071	0	1,882,071
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,530	1,882,071	1,882,071	0	0

FY 2016 TIF Revenue Received: 58,548